

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1013a Sherrard Street, Ballarat North Vic 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$545,000 & \$565,000

Median sale price

Median price \$480,000 Property Type House Suburb Ballarat North

Period - From 01/10/2020 to 31/12/2020 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	403 Norman St BALLARAT NORTH 3350	\$585,000	05/03/2021
2	1242 Havelock St BALLARAT NORTH 3350	\$585,000	28/04/2020
3	12 Howitt St BALLARAT NORTH 3350	\$572,500	03/03/2021

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

01/04/2021 12:20

1013a Sherrard Street, Ballarat North Vic 3350



Property Type:
Divorce/Estate/Family Transfers
Land Size: 469 sqm approx
Agent Comments

Indicative Selling Price
\$545,000 - \$565,000
Median House Price
December quarter 2020: \$480,000

Comparable Properties



403 Norman St BALLARAT NORTH 3350 (REI) **Agent Comments**



Price: \$585,000
Method: Private Sale
Date: 05/03/2021
Property Type: House (Res)
Land Size: 667 sqm approx

1242 Havelock St BALLARAT NORTH 3350 (VG) **Agent Comments**



Price: \$585,000
Method: Sale
Date: 28/04/2020
Property Type: Land
Land Size: 502 sqm approx



12 Howitt St BALLARAT NORTH 3350 (REI) **Agent Comments**



Price: \$572,500
Method: Private Sale
Date: 03/03/2021
Property Type: House
Land Size: 613 sqm approx

Account - Wilson Estate Agents | P: 03 5333 4797 | F: 03 5333 4798



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.